GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
HEADQUARTERS: DELHI FIRE SERVICE: NEW DELHI- 110001

No. F.6/DFS/MS/BP/2026/ 474 Dated: 06/11/2026

To,

The Executive Engineer (Bldg.) HQ,
Municipal Corporation of Delhi,
8th Floor, Minto Road,
New Delhi.

Sub: Examination of building plans from fire safety point of view in r/o Property No. 1 and 2, Block-A, Lawrence Road, Industrial Area, Lawrence Road, Delhi-110035.

Sir,

Please refer to your online request ID No 20033700 dated 22.10.2026 on the subject cited above. In this connection, it is to inform you that the matter has been examined and the following shortcomings have been observed:

1. All around 09-meter-wide motorable road with a 12 m turning radius for fire tender movement is not provided as per clause 8.2 of UBBL 2016.
2. The position of staircases is not proposed as per clause 7.8.3 of UBBL-2016.
3. The design of fire check floor has not been proposed as per clause 9.3.8 of UBBL-2016.
4. A refuge area has not been proposed as required under annexure D-4.2 of NBCS-2026, Part-F.
5. A fire check door is not proposed at the entry to the pump room staircase & electrical room as required under UBBL-2016.
6. A driver rest room is not permitted in the basement as per UBBL-2016.
7. The direction of opening of the staircase door at the terrace level has not been proposed in accordance with Clause 7.12.3 of UBBL-2016.
8. Fire and Life Safety arrangements and smoke management system are not proposed as per part 4 NBC 2016.

In view of the above-mentioned shortcomings and non-compliance with the provisions of UBBL-2016 and NBC-2016, Part-IV the building plans, as submitted, cannot be considered from the fire and life safety point of view and are hereby rejected.

Yours faithfully,

(A. K. Malik)
Chief Fire Officer
Delhi Fire Service